

FILE NO: 02060140
REALTY, TITLE
1306 Goodman Road, Suite 110
Southaven, MS 38671

BK 0427 PG 0349

BK 0430 PG 0350

After Recording, Return To:
Holcomb Dunbar, P.A.
P.O. Box 190
Southaven, MS 38671
601.349-0664

**WARRANTY
DEED**

File No. 802381 Initials JSM

Larry W. Yeager and Nadine J. Yeager

GRANTORS

Cheryl Lee Theil and Wanda K. Fisher

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the Larry W. Yeager and Nadine J. Yeager do hereby sell, convey and warrant unto Cheryl Lee Theil and Wanda K. Fisher, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 11, ~~Section A~~ Payne Flynn Subdivision, situated in Section 8, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 30, Pages 37-38, in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 26th day of August, 2002.

STATE MS.-DESOTO CO. FILED
Larry W. Yeager
Larry W. Yeager OCT 14 2 50 PM '02

Nadine J. Yeager
Nadine J. Yeager BK 430 PG 350
W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO. FILED
Aug 30 3 17 PM '02

BK 427 PG 349
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Larry W. Yeager and Nadine J. Yeager, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 26th day of August, 2002.

Peggy W. Pettigrew
Notary Public

Grantors' Address:
4310 Spring Valley Drive
Olive Branch, MS 38654
H-652-893-6279
W-901-292-1409

Grantees' Address:
~~XXXXXXXXXXXXXXXXXXXX~~
4610 Rebekah Theil
Olive Branch, Ms.
38654
H - 901-795-7682
W - 901-797-4346

